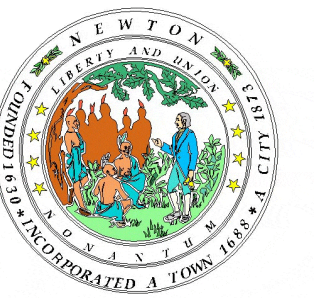




NEWTON COMMUNITY CONNECTIONS (C)



CivicMoxie
experts in place

Vision >> The Riverside site should create social connections and physical spaces that benefit site residents and workers, nearby communities, and all of Newton.

The following are draft principles for public comment.

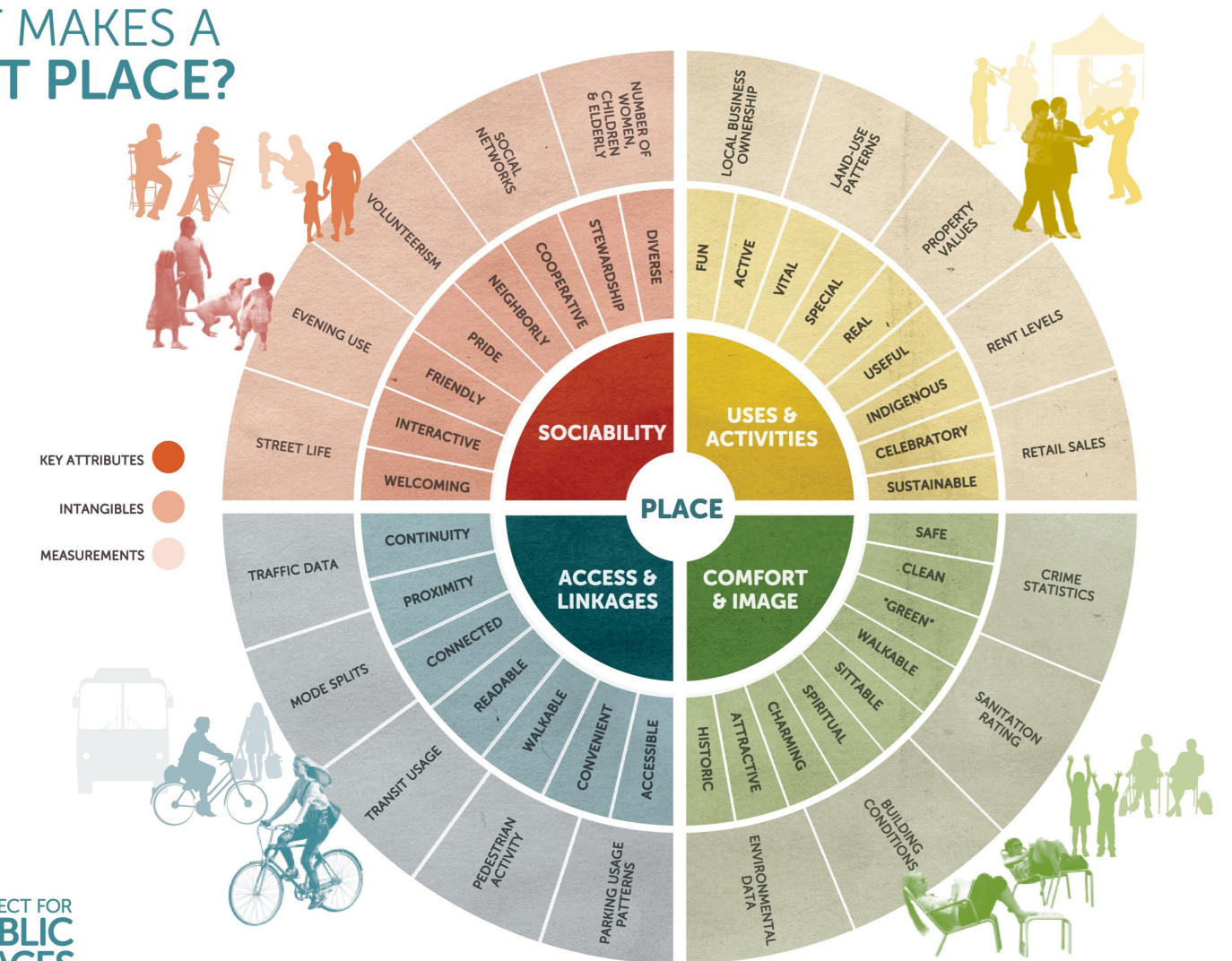
C1 ESTABLISH A SAFE, HEALTHY COMMUNITY THAT EMBODIES NEWTON'S VALUES

Key Considerations:

- Welcome community-wide events and activities
- Provide spaces for physical activity and healthy living indoors and out

PLANNING FOR THE FUTURE: The Project for Public Spaces outlines what makes for a great place >>

WHAT MAKES A GREAT PLACE?



Source: Project for Public Spaces

C2 PROVIDE A VARIETY OF USABLE OPEN SPACES

Key Considerations:

- Provide traditional and nontraditional (green roofs, pocket parks, etc) forms of open space
- Provide open spaces that benefit larger Newton Community

LOCAL EXAMPLE: A publicly-accessible green roof in Kendall Square >>



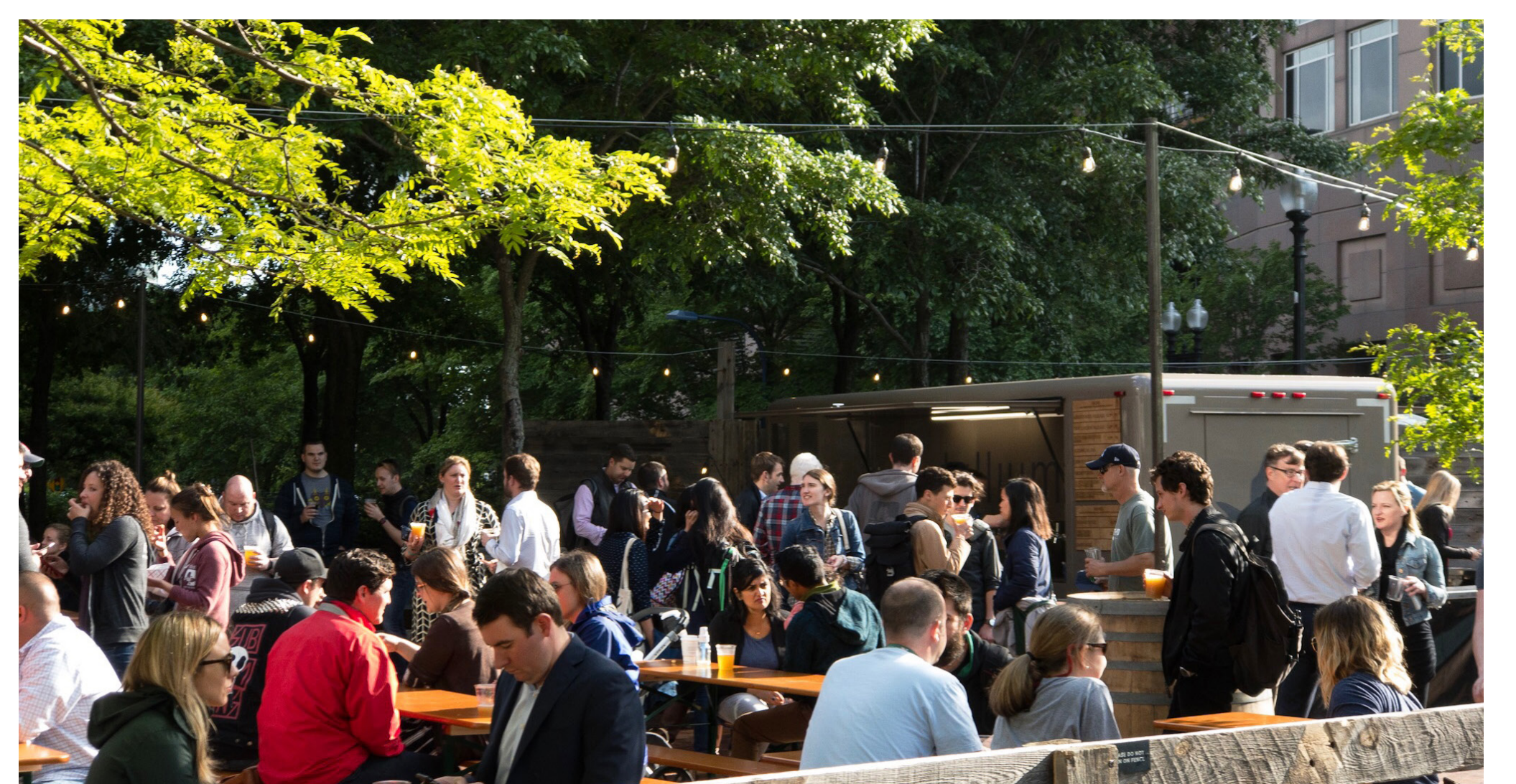
Source: Common Boston

C3 ENERGIZE THE SITE WITH VIBRANT GROUND-FLOOR RETAIL, ART, AND ACTIVITY

Key Considerations:

- Provide active and publicly accessible ground-floor uses
- Offer desirable activities and uses that draw a variety of populations

LOCAL EXAMPLE: The Trillium pop-up beer garden activates the Rose Kennedy Greenway in summer >>



Source: North End Waterfront

C4 INCLUDE DEDICATED COMMUNITY SPACES AND ACTIVE MANAGEMENT AND OVERSIGHT

Key Considerations:

- Offer space and programming for on-site community and complementary to nearby community spaces
- Create framework for management

LOCAL EXAMPLE: The Lower Falls Community Center offers a variety of recreation programs >>



Source: Newton Lower Falls Community Center Facebook Page

C5 PROVIDE ACTIVITIES AND BUSINESSES FOR ALL AGES

Key Considerations:

- Serve Newton's aging population
- Provide best-fit of cross-generational activities

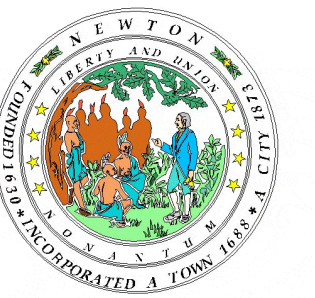
CASE STUDY: The Ira Keller Fountain in Portland, OR invites climbing, sitting, and contemplation >>



Source: The Cultural Landscape Foundation



HOUSING FOR NEWTON (H)



CivicMoxie
experts in place

Vision >> The Riverside site should include a variety of housing types and prices to respond to the changing needs of Newton residents throughout their lives and achieve the City's goals for diverse and affordable housing.

The following are draft principles for public comment.

H1 HELP ADDRESS NEWTON'S CURRENT AND SHIFTING HOUSING NEEDS

Key Considerations:

- Provide a variety of housing types
- Include housing units of varying sizes

LOCAL EXAMPLE: Woodland Station Apartments in Newton >>



H2 PROVIDE A SIGNIFICANT NUMBER OF PERMANENTLY AFFORDABLE HOUSING UNITS

Key Considerations:

- Provide a balance of rental and ownership opportunities
- Offer housing for the "Missing Middle"
- Provide affordable housing above 15% required

PLANNING FOR THE FUTURE: Rental affordability in Metro Boston based on income limits >>

RENTAL AFFORDABILITY

HUD Fiscal Year 2014 Income Limits

Boston - Cambridge - Quincy, MA-NH HUD Metro FMR Area

Threshold	2-Person	3-Person
Extremely Low Income	\$22,600	\$25,450
Very Low Income	\$37,650	\$42,350
Low Income	\$54,200	\$61,000
Area Median Income (AMI)	\$75,300	\$84,700
120% of AMI	\$90,360	\$101,640

Source: U.S. Department of Housing and Urban Development, RKG Associates, Inc., 2015

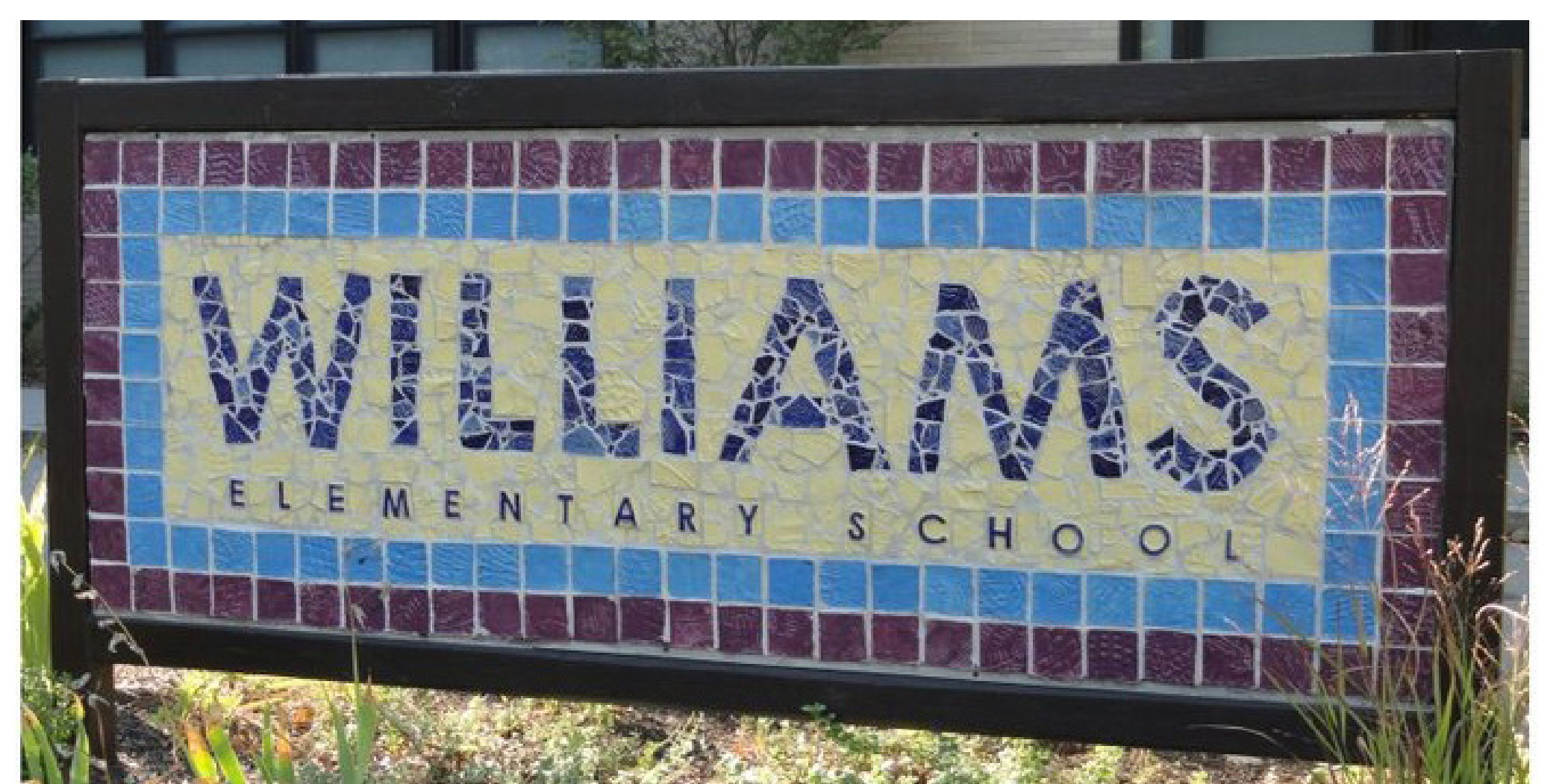
Source: US Department of Housing and Urban Development, RKG Associates

H3 PREPARE FOR IMPLICATIONS OF HOUSING ON ALL CITY SERVICES

Key Considerations:

- Schools
- Fire, Police, and Emergency Services
- Public utilities

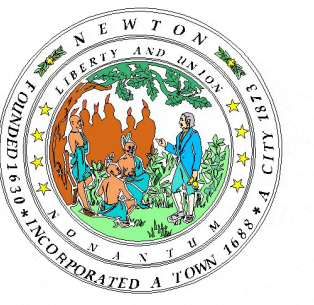
PLANNING FOR THE FUTURE: Enrollment at Williams ES must be considered with any new residential units >>



Source: Patch.com



MODEL FOR SUSTAINABILITY (S)



CivicMoxie
experts in place

Vision >> The Riverside site will exemplify Newton's commitment to sustainable development standards, improve the city's climate resiliency, and enhance ecological health and connections to nature.

The following are draft principles for public comment.

S1 PROVIDE OPTIONS FOR RESIDENTS TO LIVE LOW-CARBON LIFESTYLES

Key Considerations:

- Provide needed amenities and services on-site
- Support carless population

PLANNING FOR THE FUTURE: Bike infrastructure and transit access can lessen auto dependency >>



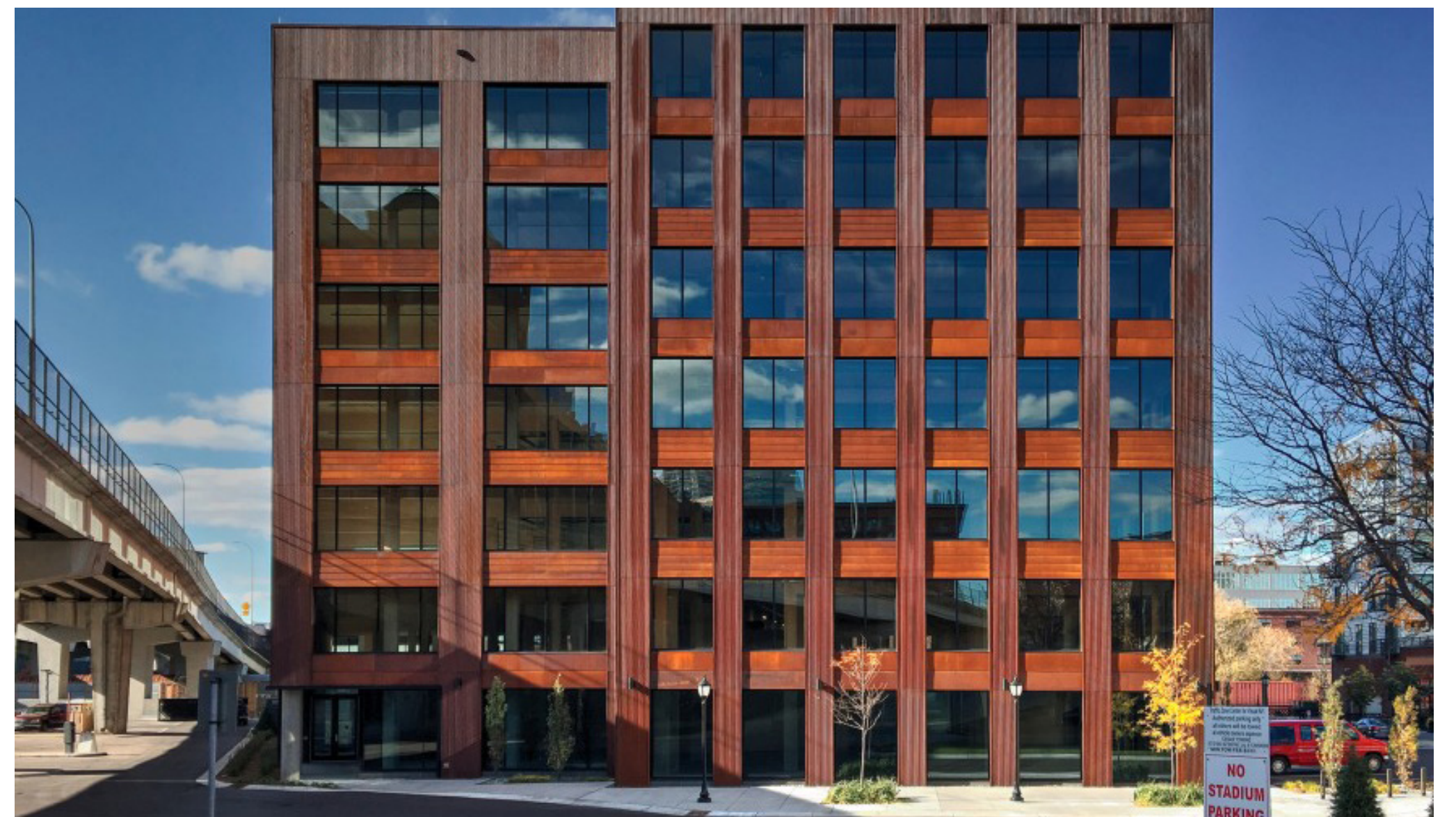
Source: Louis Ammal via Commuter.com

S2 PRIORITIZE ENERGY-EFFICIENT BUILDING PRINCIPLES

Key Considerations:

- Minimize building operating energy
- Use low-carbon materials
- Minimize carbon footprint for transportation to/from buildings

CASE STUDY: The T3 building (Timber, Technology, Transit) in Minneapolis uses mass timber rather than concrete >>



Source: Architect Magazine | Blaine Brownell

S3 PROTECT AND IMPROVE THE CHARLES RIVER THROUGH SITE DESIGN

Key Considerations:

- Use green infrastructure to reduce stormwater runoff
- Support restoration of nearby natural areas

CASE STUDY: The Paseo Verde Apartments in Philadelphia use plantings for stormwater management >>



Source: WRT Design

S4 IMPROVE NEWTON'S CLIMATE RESILIENCY

Key Considerations:

- Reduce urban heat island (UHI) effect
- Ensure flood resiliency
- Consider vulnerable populations

EXISTING CONDITIONS: The large surface parking lot at Riverside has an urban heat island effect >>



S5 REINFORCE CONNECTIONS TO NATURE

Key Considerations:

- Celebrate local ecology on-site with views and landscaping
- Provide connections to nearby natural and managed open space

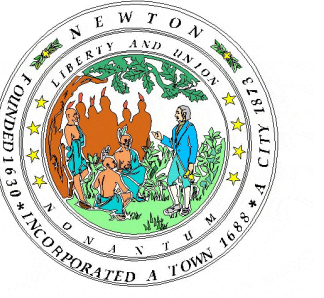
EXISTING CONDITIONS: A beautiful stretch of the Charles River is adjacent to Riverside >>



Source: Newton Conservators



QUALITY DESIGN (D)



CivicMoxie
experts in place

Vision >> The Riverside site should embody its status as a local and regional transit gateway, with design and scale informed by the local context and the current and anticipated needs of Newton and the region.

The following are draft principles for public comment.

D1 UTILIZE EXISTING SITE TOPOGRAPHY FOR CREATIVE AND CONTEXTUAL SITE PLANNING

Key Considerations:

- Use site topography to minimize perception of building height
- Create building setbacks and graduated heights at local streets
- Evaluate building heights based on ground plane height from adjacent viewing areas^{*}
- Require developer perspectives and drawings to evaluate view corridors and height impact on quality of life in adjacent neighborhoods^{*}

EXISTING CONDITIONS: Sections of the site are over 30 feet below Grove Street >>



^{*} Denotes considerations originally included only in 03/28/2019 presentation.

D2 REQUIRE HIGH-QUALITY ARCHITECTURAL DESIGN AND CONSTRUCTION

Key Considerations:

- Acknowledge highway presence with strong design
- Consider views from adjacent neighborhoods

LOCAL EXAMPLE: Clarks Headquarters in Waltham has a distinct highway presence >>



Source: BusinessWire.com

D3 HIGHLIGHT THE RIVERSIDE MBTA STATION

Key Considerations:

- Maximize station visibility
- Create a unique station identity that works with overall site design

CASE STUDY: Plans for Rohnert Park Station in Sonoma County, CA emphasize the station entrance >>

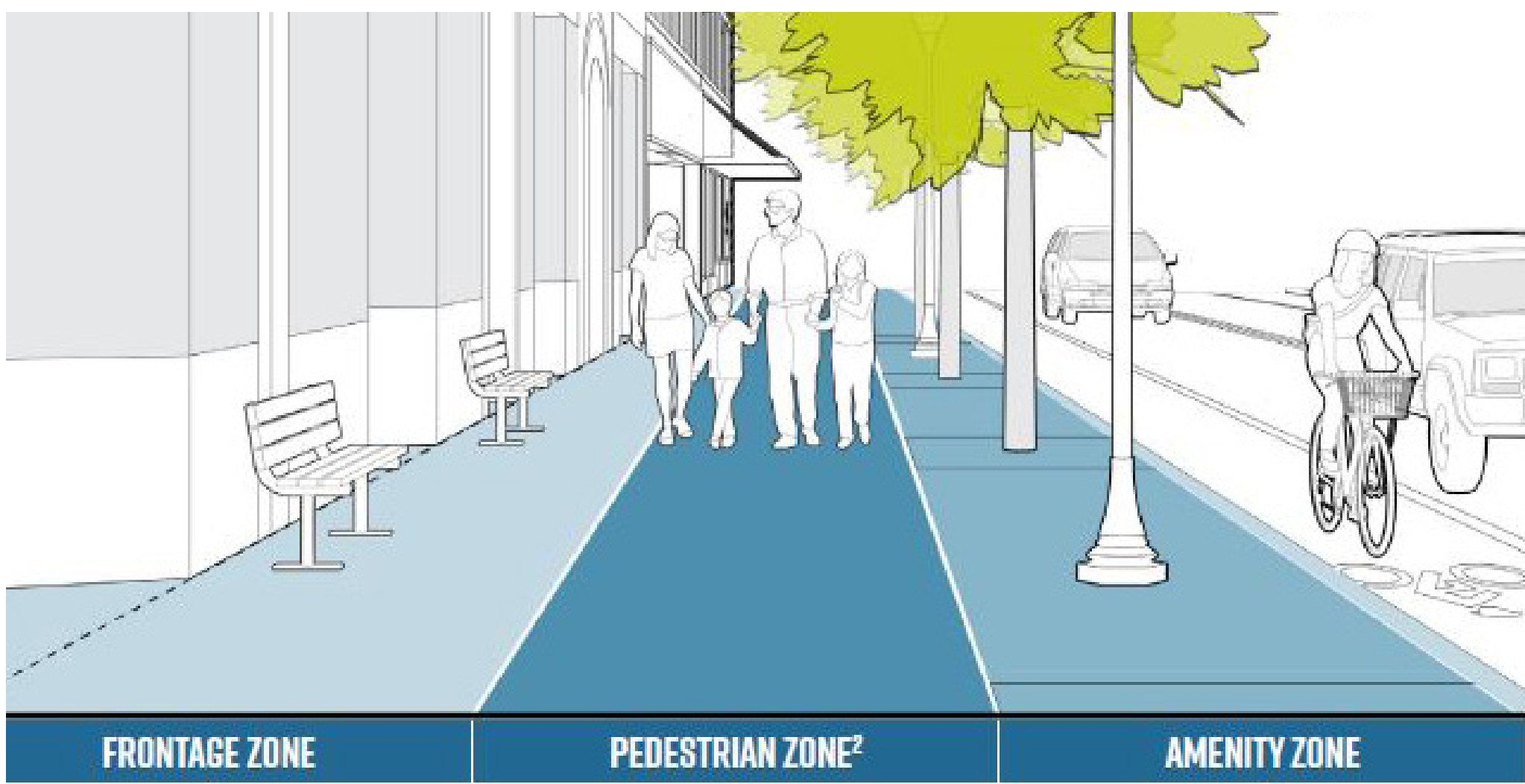


Source: Laulima Development

D4 CREATE HUMAN-SCALE, WALKABLE BLOCKS

Key Considerations:

- Prioritize pedestrian/cyclist safety
- Encourage social/community interaction through street layout and sidewalk design
- Evaluate density based on site vibrancy and activation goals rather than absolute numbers, with goals of creating energized community spaces and robust community life.*



Source: Newton Street Design Guide

PLANNING FOR THE FUTURE: The Street Design Guide outlines ideal sidewalk layout for mixed-use and commercial areas

* Denotes considerations originally included only in 03/28/2019 presentation.

D5 EMBODY THE GARDEN CITY THROUGH STREET-SIDE LANDSCAPE DESIGN WITHIN THE SITE AND ALONG GROVE STREET

Key Considerations:

- Provide varied landscaping along Grove Street and throughout site
- Maintain existing mature tree canopy

LOCAL EXAMPLE: Riverside Center has a well-landscaped frontage on Grove Street >>



Source: CRJA

D6 CELEBRATE THE CHARLES RIVER AND RECREATION OPPORTUNITIES

Key Considerations:

- Enhance visibility to/from Charles River
- Provide natural areas wayfinding
- Provide locations and funding for public art

EXISTING CONDITIONS: Existing trails alongside the Charles River >>

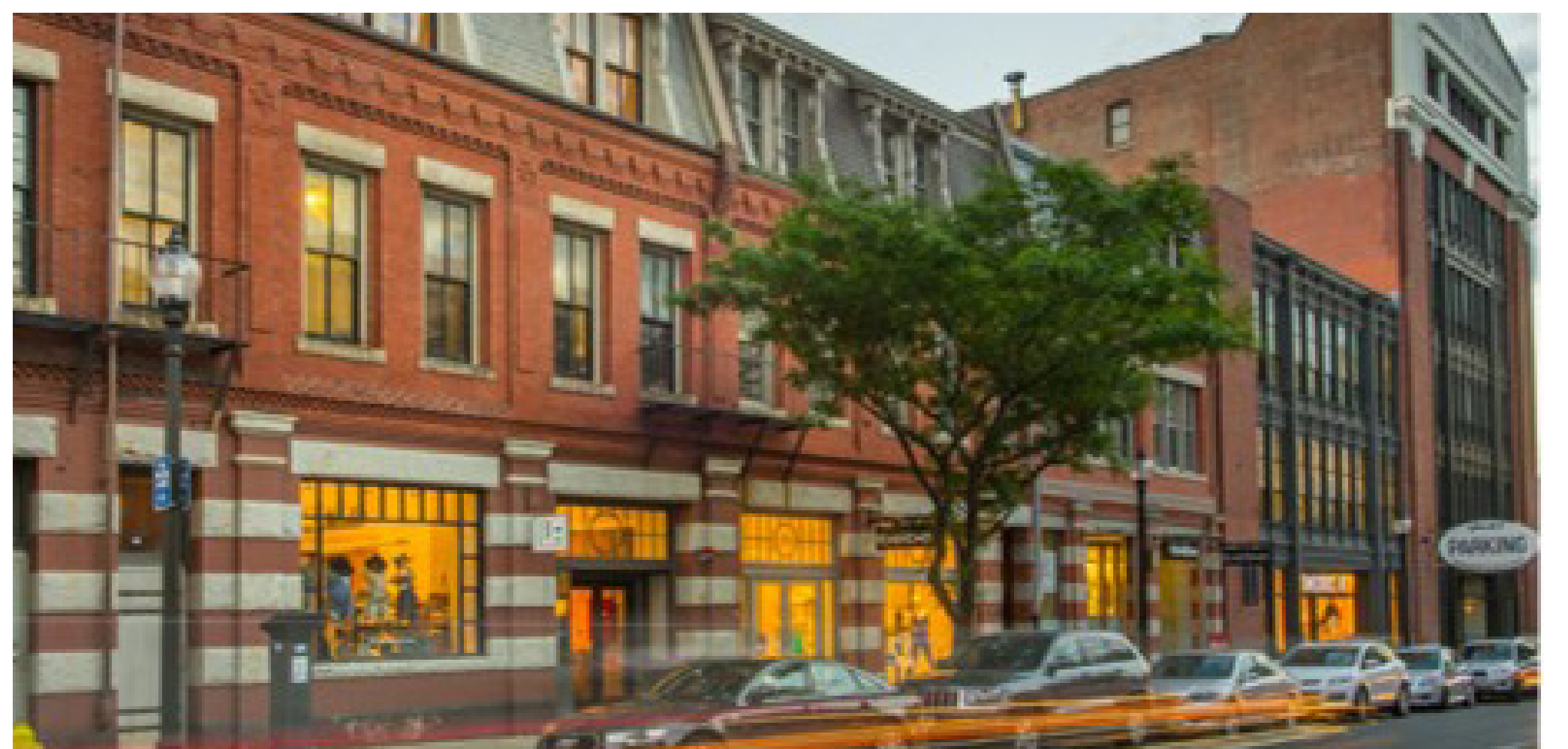


D7 DEVELOP DESIGN GUIDELINES

Key Considerations:

- Public realm
- Site design
- Built form

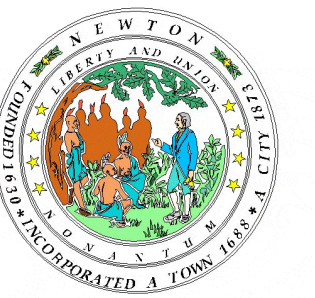
PLANNING FOR THE FUTURE: Design guidelines can address rooflines and textured walls >>



Source: Dennenberg Realty Advisors



ROBUST NEWTON ECONOMY (E)



CivicMoxie
experts in place

Vision >> The Riverside site should contain a viable mix of commercial businesses that brings positive tax revenue and jobs to the city, while also offering local retail and services that complement existing commercial offerings in the nearby village centers.

The following are draft principles for public comment.

E1 PURSUE BEST-FIT OF LOCAL RETAIL AND SERVICES

Key Considerations:

- Consider local needs based on retail gap analysis and feedback
- Offer complementary, not competing, businesses

PLANNING FOR THE FUTURE: A retail gap analysis showed that Newton could accomodate another grocery store >>

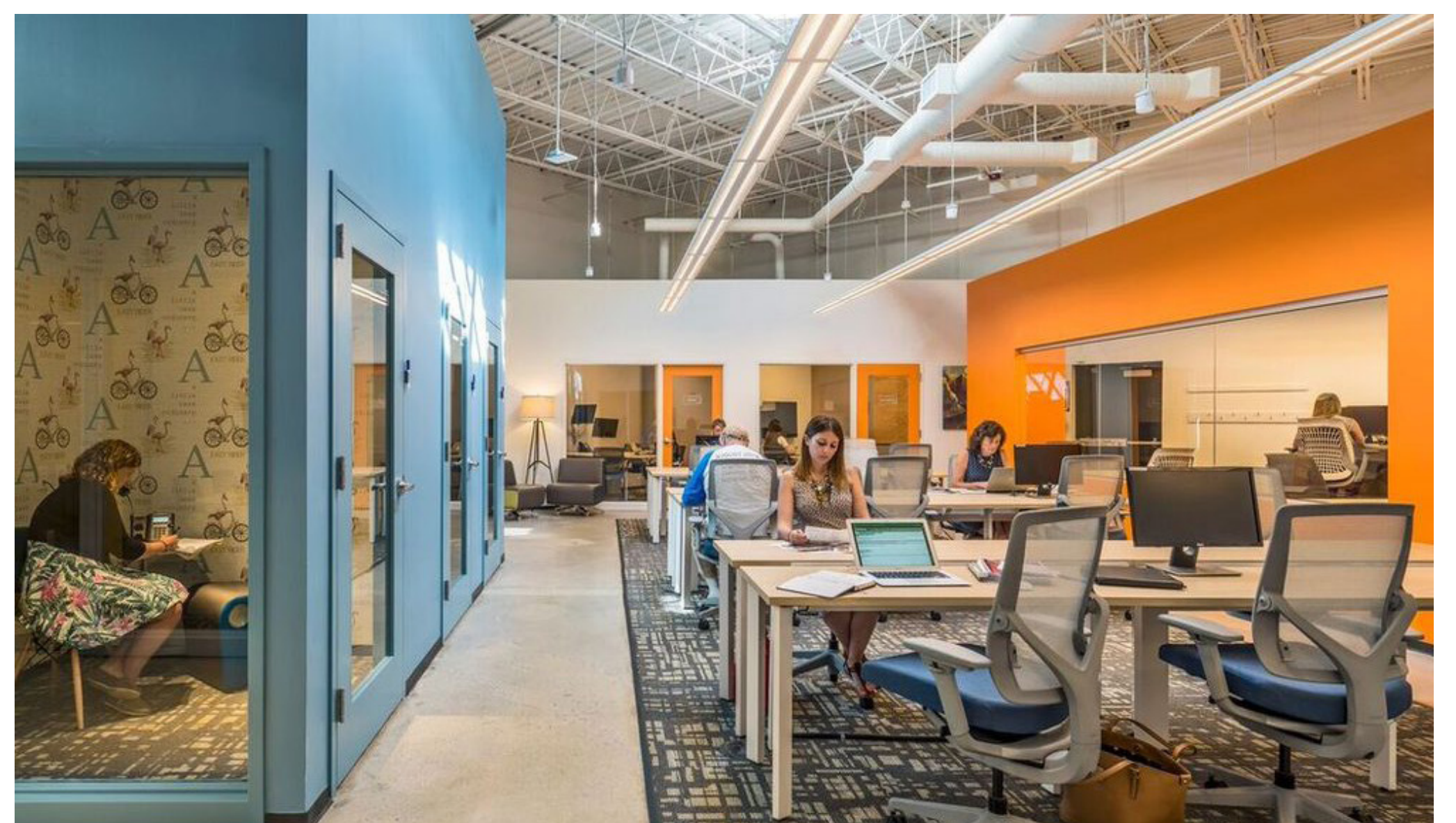


E2 PROVIDE AN ARRAY OF COMMERCIAL SPACE TYPES

Key Considerations:

- Opportunity for Class A office space, lab, medical office, flex space, and more
- Demand for co-working space

PLANNING FOR THE FUTURE: Workbar co-working space in Brighton >>



Source: Yelp

E3 SUPPORT NEW AND EXISTING LOCALLY-OWNED BUSINESSES

Key Considerations:

- Provide smaller, affordable spaces for local and independent businesses
- Offer pop-up and temporary spaces for retail and dining

EXISTING CONDITIONS: Local businesses in Auburndale >>



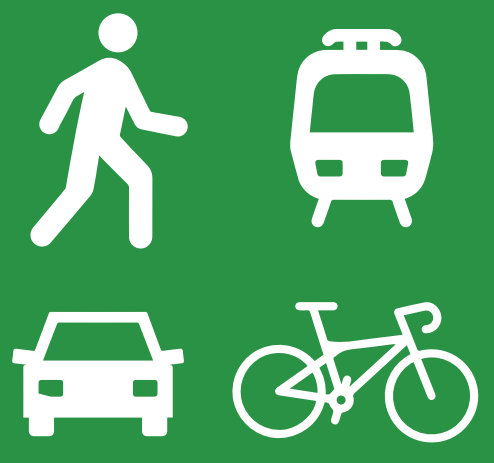
E4 ENSURE DEVELOPMENT SUPPLIES SUBSTANTIAL FISCAL BENEFIT TO THE CITY

Key Considerations:

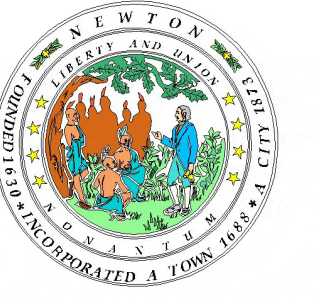
- Understand and consider current residential property tax burden

LOCAL EXAMPLE: Commercial development, such as Riverside Center, offers fiscal benefit to the City >>





TRANSPORTATION HUB (T)



CivicMoxie
experts in place

Vision >> The Riverside site is an innovative multimodal transit center that draws on best practices to improve local and regional mobility for Newton residents and all those who utilize the station.

The following are draft principles for public comment.

T1 ADVOCATE FOR IMPROVEMENTS TO THE GREEN LINE AND RIVERSIDE MBTA STATION TO SUPPORT INCREASED RIDERSHIP

Key Considerations:

- New Green Line Vehicles (Fall 2019)
- Green Line Track and Signal Replacement (2018-2019)
- Green Line Extension (GLX)

PLANNING FOR THE FUTURE: The new T9 trolleys have an additional 10% capacity >>



Source: MBTA

T2 SUPPORT POTENTIAL EXPANSION OR CONNECTION OF THE COMMUTER RAIL TO RIVERSIDE

Key Considerations:

- Riverside is highlighted as “Urban Rail” Station in MBTA Rail Vision
- Protect potential for Commuter Rail connection along rail spur

EXISTING CONDITIONS: The rail spur could link future commuter rail to Riverside >>



T3 ENHANCE NEIGHBOR EXPERIENCE AND SAFETY ALONG GROVE STREET

Key Considerations

- Provide bike and pedestrian improvements on Grove Street
- Provide adequate view lines and lighting along Grove Street

EXISTING CONDITIONS: This crosswalk along Grove Street is very close to the exit 22 off-ramp on I-95N >>



T4 LINK TO AND EXPAND THE TRAIL NETWORK

Key Considerations:

- Enhance and provide local connections that support trail network
- Contribute to proposed regional connections

EXISTING CONDITIONS: Two former rail bridges over I-95 could link Lower Falls to Riverside >>

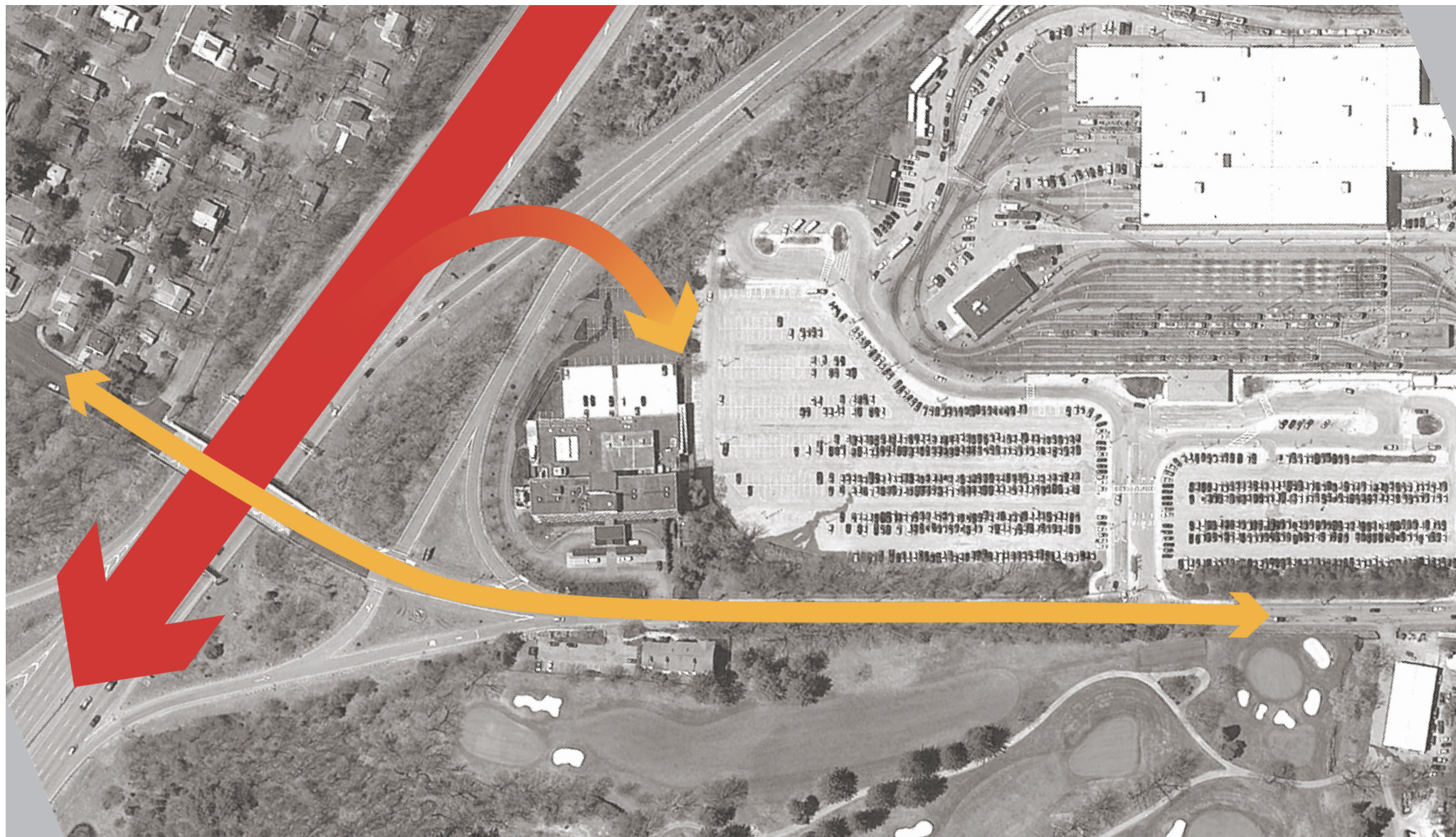


T5 IMPROVE AND MANAGE TRAFFIC FLOW TO AND FROM RIVERSIDE

Key Considerations:

- Provide direct highway access to the Riverside site
- Understand the role of Grove Street in citywide traffic

PLANNING FOR THE FUTURE: Direct highway access could re-route site traffic from Grove Street >>



T6 MAXIMIZE EFFICIENCY OF ON-SITE PARKING AND MINIMIZE NEIGHBORHOOD PARKING OVERFLOW

Key Considerations:

- Advocate for shared commuter parking to maximize TOD benefits
- Advocate for MBTA to institute hourly commuter parking

PLANNING FOR THE FUTURE: This table demonstrates how parking at a mixed-use facility can be distributed throughout the day >>



Source: Institute for Transportation and Development Policy

T7 PREPARE FOR FUTURE TRANSPORTATION TRENDS AND TECHNOLOGY

Key Considerations:

- Provide EV charging, carshare spaces, and smart/shared parking
- Offer ride share pickup/dropoff

PLANNING FOR THE FUTURE: Electric vehicle charging stations in a parking garage >>



Source: Plugincars.com